



CITY OF BEAVERTON
Community Development Departm
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PUBLIC HEARING NOTICE

Conditional Use – Major Modification, Design Review 2, and Parking Determination

Hearing Date: July 14, 2010 **Hearing Body:** Planning Commission

Project Name:	Elsie Stuhr Center Expansion
Case File No.:	CU 2010-0002, DR 2010-0026, PD 2010-0001
Summary of Application:	<p>The applicant proposes to construct a building addition to the existing recreation center and meeting facility to provide a larger fitness area and a reconfigured lobby area. New square footage will be 2,200 square feet. The renovated and expanded facility will be in total, approximately 23,000 square feet in size. Ten parking spaces will be added.</p> <p>The request consists of three (3) applications: Major Modification of a Conditional Use, Design Review 2, and Parking Determination. The Conditional Use application is a request to modify the existing conditionally permitted center in the Urban Standard Density (R5) zoning district. The scope of the Design Review 2 application will review the specific design layout of the parking lot, lighting, landscaping, and associated design elements. The Parking Determination application will review the proposed shared parking between Elsie Stuhr Center, Pilgrim Lutheran Church and First Church of Christ Scientist.</p>
Project Location:	The site is located along the east side of SW Hall, between SW 9 th and SW 12 Streets. Washington County Assessor as Map 1S115CC, Tax Lot 03100 & 03000. The total site occupies approximately 6 acres.
Zoning & NAC:	Urban Standard Density: R5/ Central Beaverton NAC
Applicable Development Code Criteria:	<p><i>Major Modification of a Conditional Use</i> Section 40.15.15.2.C, <i>Facilities Review</i> Section 40.03, <i>Design Review 2</i> Section 40.20.15.2.C, <i>Shared Parking Determination</i> Section 40.55.15.2.C</p> <p><i>The following policies of the Comprehensive Plan apply to a proposed New Conditional Use:</i> Land Use Element policy 3.13.4; Transportation policies 6.1-3; Public Facilities and Services Element, 5.8.1.a &b</p>
Hearing Place & Time:	Planning Commission hearing: July 14, 2010 City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, beginning at 6:30 p.m.
Staff Contact:	Scott Whyte, Senior Planner 503.526.2652 / swhyte@ci.beaverton.or.us

Mailed written comments to the Commission should be sent to the attention of Anjanette Simon, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, June 25, 2010. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: June 23, 2010

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.